This Instrument Prepared By:

\$ 320,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq. 82 Plantation Point, PMB #206 Fairhope, Alabama 36532 Telephone (251)928-5856

STATE OF ALABAMA

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WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED TWENTY THOUSAND DOLLARS AND NO/100 (\$ 320,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, IVICA VRKLJAN and MARIA C. VRKLJAN, husband and wife, (hereinafter referred to as GRANTORS), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto VICKY L. OAKLEY, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., (hereinafter referred to as GRANTEE), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE SUBJECT TO:

- 1. Taxes for current and subsequent years.
- 2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
- 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- 4. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
- 5. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings recorded in Instrument No. 20071008000469200 and amended in Instrument No.

20080512000192610, Instrument No. 20100325000086330; Instrument No. 20100618000195550, Instrument No. 20160503000147290, Instrument No. 2170208000047870, Instrument No. 20180129000029900 and Instrument No. 20190208000042250.

- 6. Assignment of Developer Rights recorded in Instrument No. 20100325000086360.
- Assignment of Declarant's Rights recorded in Instrument No. 20160517000168170.
- 8. Easement granted Alabama Power Company by instrument recorded in Instrument #20070418000180080.
- 9. Terms, conditions, obligations, rules, regulations and by-laws of Polo Crossing Owners Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20071008000469190.
- 10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced form the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they may own.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS has hereunto set their hands and seals this day of February, 2024.

IVICA VRKLJAN

MARIA C. VRKLJAN

STATE OF	
whose name is signed to the foregoing on this day that, being informed of th	olic, in and for said State, hereby certify that, IVICA VRKLJAN, conveyance, and who is known to me, acknowledged before me contents of said conveyance, he executed the same voluntarily
Given under my hand and offici	al seal this Aday of Anacca, 202
(AFFIX NOTARIAL SEAL)	
BECKY RADCLIFF Notary Public-Minnesota My Commission Expires Jan 31, 2025	NOTARY PUBLIC My Commission Expires:
STATE OF Alabama COUNTY OF 3. Fler 804	
whose name is signed to the foregoine on this day that, being informed voluntarily on the day the same bears of	
Given under my hand and offic (AFFIX NOTARIAL SEAL) Ctary Public, Alabama State at Large	al seal this day of
Kelly Lynn Payne Expires 10/25/2025	NOTARY PUBLIC My Commission Expires: 10/25/25
PROPERTY ADDRESS: 208 Belmont Way Chelsea, AL 35043	
GRANTEE'S ADDRESS:	GRANTOR'S ADDRESS:
THIS DEED MADE EFFECTIVE AS O	

EXHIBIT A

LOT 261, THE VILLAGE AT POLO CROSSINGS, SECTOR TWO, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 49, PAGE 3 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	lvica Vrkljan Maris C. Vrkljan	Grantee's Name	N.P. Dodge Jr. Trust	
Mailing Address	2707 N 118th St Omaha, NE 68164	Mailing Address	2707 n. 118 TH Street Omaha, NE 68164	
Property Address	208 Belmont Way Chelsea, AL 35043	Date of Sale Total Purchase Price	22nd day of March, 2024 \$320,000.00	
Filed and Record Official Public R Judge of Probate Clerk Shelby County, A 03/28/2024 11:13 \$356.00 BRITTA 202403280000856	ecords , Shelby County Alabama, County L 09 AM NI	or Actual Value or Assessor's Market Value		
	Oth		lowing documentary	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require				
Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.				
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.				
Property address - the physical address of the property being conveyed, if available.				
Date of Sale - the date on which interest to the property was conveyed.				
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.				
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.				
current use valuatio	ed and the value must be determ n, of the property as determined y tax purposes will be used and t	by the local official charged	with the responsibility of valuing	
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).				
Date 3/0)	<u></u>	Print Carmen F. Brown	<u> </u>	
Unattested	(verified by)	Sign (Grantor/Gra	antee/owner/agent)/circle one	

Form RT-1